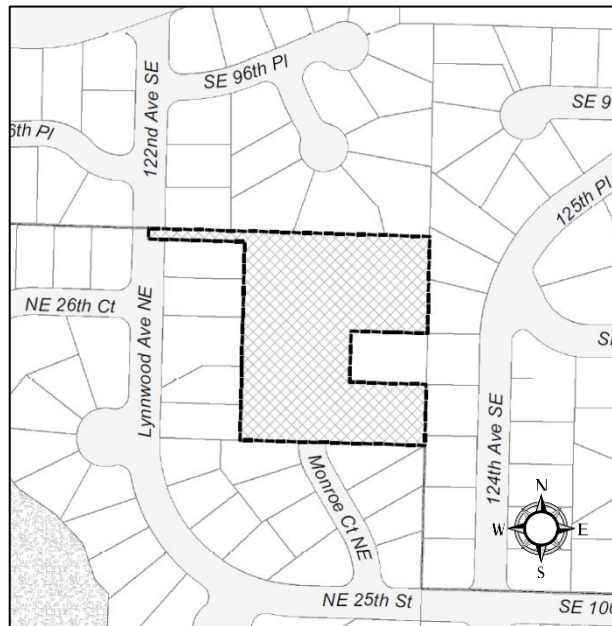


<b>ERC MEETING DATE:</b>	May 1, 2017
<b>Project Name:</b>	Tim D. Annexation Prezone
<b>Owner:</b>	N/A
<b>Applicant:</b>	City of Renton
<b>Contact:</b>	Chip Vincent, Planning Division Director, City of Renton
<b>File Number:</b>	LUA-17-000205, A, ECF, P
<b>Project Manager:</b>	Angie Mathias, Senior Planner
<b>Project Summary:</b>	The Tim D. Annexation area is being prezoned in advance of annexation, pursuant to RCW 35A.14.330, so that zoning will be in place at the time the area comes into the City. The City is proposing Residential 4 (R-4) zoning consistent with the Residential Low Density (RLD) land use designation.

*Project Location:* The area is generally located at the northern portion of the City limits in the Highlands Community Planning Area. It is bordered to the south parcel lines located near Monroe Ct NE, by parcel lines in proximity to NE 26th Ct, parcel lines to the east in proximity to 124th Ave SE, and to the west by parcel lines in proximity to 122nd Ave SE.



<i>Exist. Bldg. Area SF:</i>	N/A	<i>Proposed New Bldg. Area (footprint):</i>	N/A
		<i>Proposed New Bldg. Area (gross):</i>	N/A
<i>Site Area:</i>	2.7 acres	<i>Total Building Area GSF:</i>	N/A
<b>STAFF RECOMMENDATION:</b>	<b>Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).</b>		

**PART ONE: PROJECT DESCRIPTION / BACKGROUND**

The applicants for the proposed Tim D. Annexation have requested that the City prezone the subject site in advance of annexation, pursuant to RCW 35A.14.330, so zoning will be in place at the time the subject site comes into the City. The site is located at the northern portion of the City. It is bordered to the south by parcel lines located near Monroe Ct. NE, by parcel lines in proximity to NE 26th Ct, parcel lines to the east in proximity to 124th Ave SE, and to the west by parcel lines in proximity to 122nd Ave SE. Annexation is considered exempt from SEPA. However, the rezoning of the subject area does require SEPA review.

The City is proposing to prezone the area with Residential Four Dwelling Units per Net Acre (R-4). The zoning corresponds with the designation in Renton's Comprehensive Plan, Residential Low Density (RLD) designation. The proposed prezone is considered a non-project action under SEPA.

Currently, one single family house exists in this area. At full build out it is estimated there will be 7 additional homes. Since this prezone is a non-project proposal, development of additional housing units will be subject to additional project specific review at the time of development.

The existing King County Comprehensive Plan designation of the area is Urban Residential Medium 4-12 dwelling units per gross acre, with R-1 zoning. There are three zones that implement Renton's Residential Low Density designation: Resource Conservation (1 dwelling unit per net 10 acres), R-1 (1 dwelling unit per net acre), and R-4 (4 dwelling units per net acre). The Renton proposed R-4 zoning is consistent with the Comprehensive Plan designation.

The City's Comprehensive Plan policies (LU 15) call for land within the RLD designation to be zoned R-4 where there are not significant environmental constraints and that is suitable for larger lot housing compatible with the scale and intensity of the surrounding area. The surrounding area is built out with lots that range in size, but which are approximately 9,000 square feet in size. The minimum lot size in the R-4 zone is 9,000 square feet. Therefore, R-4 is compatible with the scale and intensity of the surrounding area.

**PART TWO: ENVIRONMENTAL REVIEW**

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

**A. Environmental Threshold Recommendation**

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

**Issue a DNS with a 14-day Appeal Period.**

**B. Mitigation Measures**

1. None for this non-project action.

**C. Exhibits**

Exhibit 1      No exhibits for this non-project action.

#### **D. Environmental Impacts**

There are no environmental impacts that are anticipated to occur in conjunction with the proposal.

#### **E. Comments of Reviewing Departments**

The proposal will be circulated to City Department Division Reviewers and appropriate agencies. All substantive comments will be provided to the Responsible Officials for their consideration and possible recommendation that the comments be incorporated as "Advisory Notes to Applicant."

**Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, May 19, 2017.**

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.